

**OWNERSHIP STATEMENT**

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this parcel map. We also hereby dedicate to the public for street right-of-way, drainage facilities and public utility purposes Montgomery Way as so designated on this map. We also hereby dedicate to the public for street right-of-way, drainage facilities and public utility purposes those unnamed portions extending from Montgomery Way as so designated on this map. We also hereby relinquish all right of vehicular ingress to or egress from Parcel 1 and Parcel 3 over and across the westerly boundary lines of said lots abutting California State Highway 6.

As owners:

Malcolm Bourne  
MALCOLM BOURNE

Elizabeth Bourne  
ELIZABETH BOURNE

State of New York }  
County of Ontario } ss.

On this 28 day of March, 2007, before me, Malcolm + Elizabeth Bourne

a Notary Public in and for said County and State, personally appeared Malcolm Bourne and Elizabeth Bourne, ☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and (optional) official seal:

**KATHLEEN M. MORABITO**  
Notary Public, State of New York  
Columbia County No. 000000000  
Commission Expires Sept. 28, 12

Kathleen M. Morabito Kathleen M. Morabito  
Notary Public (sign and print name)

My commission expires on: 9/28/09County of my principal place of business: Ontario**PLANNING COMMISSION CERTIFICATE**

This parcel map has been reviewed by the undersigned and found to be in substantial conformance with the conditionally-approved tentative map. Therefore, in accordance with the provisions of Mono County Code Section 17.20.170, this map is hereby approved, said approval having been ratified by the Mono County Planning Commission on APRIL 12, 2007.

Scott Burns  
Chair, Mono County Planning Commission

4/12/07  
Date

Scott Burns  
Scott Burns, Director  
Mono County Community Development Dept.

4/12/07  
Date

**SIGNATURE OMISSIONS**

The signatures of the following companies, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436(a)(3)(A)(i) of the Subdivision Map Act:

Entity	Record Reference	Nature of Interest
1. The State of California	Book 14, Page 365, O.R.	A Public Highway
2. Southern Pacific Company, and its lessor, Central Pacific Railroad Company	Book 14, Page 400, O.R.	A Street or Highway
3. Pacific Telephone and Telegraph Company	Book 18, Page 217, O.R.	Pole Lines
4. California Electric Power Company and California Interstate Telephone Company	Book 50, Page 62, O.R.	Poles

**CLERK TO THE BOARD'S STATEMENT**

I hereby state that the Mono County Board of Supervisors, at a regular meeting thereof, held on the 17<sup>th</sup> day of APRIL, 2007, by an order duly passed and entered, did REJECT, on behalf of the public, that right-of-way for street, drainage facilities and public utility purposes designated as Montgomery Way, and did REJECT, on behalf of the public, those rights-of-way for street, drainage facilities and public utility purposes extending north and south from Montgomery Way as so designated on this map.

Christy Robles  
Christy Robles  
Interim Clerk to the Board of Supervisors

April 17, 07  
Date

**TAX COLLECTOR'S CERTIFICATE**

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$ 1,971.67 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

Amber Apple Deputy  
For Rosemary Glazier  
Assistant Finance Director

4/18/07  
Date

**HEALTH DEPARTMENT CERTIFICATE**

I hereby certify that this subdivision is approved by the Mono County Health Officer.

Dennis Campbell  
Mono County Health Officer

04/10/07  
Date

**SOILS NOTE**

A soils report was prepared on July 26, 2005, by Sierra Geotechnical Services, Inc., under the signature of Thomas A. Platz, R.C.E. 41039. A copy of said report is on file with the Mono County Department of Public Works.

**C.C. & R.'s NOTE**

The Declaration of Covenants, Conditions, Restrictions and Reservations are recorded as Instrument No. 2007-002920 of Official Records of Mono County on file in the office of the Mono County Recorder.

**RECORDER'S CERTIFICATE**

Filed this 18 day of APRIL, 2007 at 9:30 A.M., in Book 4 of Parcel Maps at Pages 162-162B, at the request of Malcolm and Elizabeth Bourne.

Instrument No. 2007-002919Fee: \$13.00

Christy Robles  
Interim Mono County Recorder  
Christy Robles  
Deputy Mono County Recorder

**SURVEYOR'S STATEMENT**

This parcel map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinances at the request of Malcolm Bourne in October, 2006. I hereby state that this parcel map substantially conforms to the conditionally-approved tentative map.

I further state that the field survey was made by me, or under my direction, and is true and complete as shown and that all the monuments are of the character and occupy the positions indicated and that such monuments are sufficient to enable the survey to be retraced.

Andrew K. Holmes  
Andrew K. Holmes L.S. 4428  
Lic. exp. 9/30/07



4/03/07  
Date

**COUNTY SURVEYOR'S STATEMENT**

This map has been examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with. I am satisfied that this map is technically correct.

Mono County Surveyor

John S. Parrish  
John S. Parrish L.S. 5050  
Lic. exp. 6/30/08



April 12, 2007  
Date

4/12/07

## BENTON ESTATES

### PARCEL MAP NO. 35-31

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY  
BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE  
SOUTHWEST QUARTER AND THE SOUTH HALF OF THE  
SOUTHEAST QUARTER OF SECTION 30 AND THE SOUTHWEST  
QUARTER OF THE SOUTHWEST QUARTER, SECTION 29 IN  
TOWNSHIP 1 SOUTH, RANGE 32 EAST, M.D.B. & M. IN THE  
COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE  
OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN  
THE BUREAU OF LAND MANAGEMENT.

158.959 ACRES GROSS  
156.628 ACRES NET